139.0	0001	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,438,100 / 1,438,100
					USE VALUE:	1,438,100 / 1,438,100
					ASSESSED:	1,438,100 / 1,438,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUGHAN SAMUEL C & HANNAH P
Owner 2:	
Owner 3:	
Street 1:	9 LINCOLN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEA ELAINE M/TRUSTEE & -
Owner 2:	MCLAUGHLIN ROBERT E SR/TRUSTEE -
Street 1:	9 LINCOLN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .369 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16080.000	616,800	9,100	812,200	1,438,100
Total Card	0.369	616,800	9,100	812,200	1,438,100
Total Parcel	0.369	616,800	9,100	812,200	1,438,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.92 /Parcel: 399.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88988

GIS Ref

GIS Ref

Insp Date 09/23/21

!10720!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	616,800	9100	16,080.	812,200	1,438,100		Year end	12/23/2021
2021	101	FV	571,500	9100	16,080.	812,200	1,392,800		Year End Roll	12/10/2020
2020	101	FV	571,600	9100	16,080.	812,200	1,392,900	1,392,900	Year End Roll	12/18/2019
2019	101	FV	428,800	9500	16,080.	857,300	1,295,600	1,295,600	Year End Roll	1/3/2019
2018	101	FV	428,800	9500	16,080.	631,700	1,070,000	1,070,000	Year End Roll	12/20/2017
2017	101	FV	428,800	9500	16,080.	604,600	1,042,900	1,042,900	Year End Roll	1/3/2017
2016	101	FV	428,800	9500	16,080.	559,500	997,800	997,800	Year End	1/4/2016
2015	101	FV	419,100	9800	16,080.	469,200	898,100	898,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:15:01

LAST REV

Date	Time
11/29/21	09:17:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10720

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA ELAINE M/T	79127-189	1	11/12/2021		2,150,000	No	No		
SHEA WILLIAM E,	63589-477		5/9/2014	Convenience	1	No	No		William E Shea d.o.d. 7/24/2012. See Middlese
SHEA WILLIAM E	59136-508		5/22/2012	Convenience	1	No	No		
	11251-262		11/10/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	463	Porch	30,000					
5/2/2005	385	Addition	45,000	C		G7	GR FY07	one story add in r

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Measured	DGM	D Mann
6/18/2014	External Ins	PC	PHIL C
10/27/2008	Meas/Inspect	189	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
1/24/2000	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16080		Sq. Ft.	Site		0	90.	0.56	10									812,154						812,200	

Total AC/HA:	0.36915	Total SF/SM:	16080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	812,154	Spl Credit		Total:	812,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02499998
Const Adj.:	0.98500049
Adj $ / SQ:	131.251
Other Features:	149500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757721
Depreciation:	140936
Depreciated Total:	616785

COMMENTS

LOFT/CATHEDRAL CEILINGS 2 FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

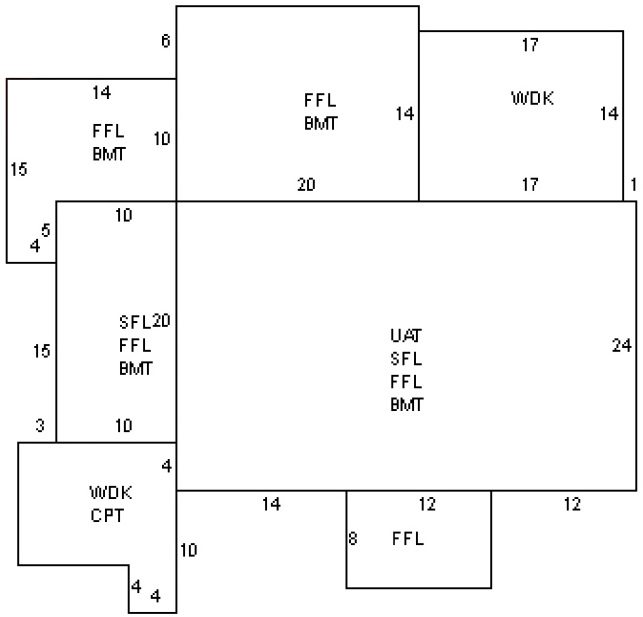
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.81
Special Features:	0	Val/Su Net:	119.77
Final Total:	616800	Val/Su SzAd	220.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,688	131.250	221,552
BMT	Basement	1,592	57.590	91,678
SFL	Second Floor	1,112	131.250	145,951
WDK	Deck	384	8.480	3,254
UAT	Upper Attic	228	52.500	11,970
CPT	Carport	146	15.820	2,310

Net Sketched Area:	5,150	Total:	476,715
Size Ad	2800	Gross Area	5834	FinArea	3596
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	30X20	A	AV	1980	22.04	T	31.2	101			9,100			9,100

More:	N	Total Yard Items:	9,100	Total Special Featues:		Total:	9,100